

The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)

E-mail: talmakiwadi@hotmail.com

Website: www.talmakiwadi.com

8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007. ☎ +91 22 35427266

Date : 09 March 2023

Talmakiwadi Redevelopment

CIRCULAR NO. 3

Dear Members,

We are thankful for your encouraging participation in the Special General Body meeting held on 22 January 2023.

Minutes of the SGM were circulated to all the members on 26 January 2023 and copy of the minutes were also submitted to the Office of the Deputy Registrar of Societies as per the Sec 79A guidelines.

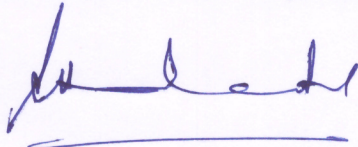
Subsequently appointment letter to PMC selected by the General Body M/s. Mullerpatan Prasad & Nikhil Vaidya Architects was issued on 18 February 2023. The letter was issued after a joint meeting between the Architect's team alongwith the managing committee members. As per the guidelines under Sec 79A, they have been advised to submit their detailed feasibility report alongwith plans and area details within a period of 2 months.

Once the detailed feasibility report alongwith details of proposed areas against each member and tenant is submitted, the Managing committee members will study the report and have meetings with the Architect firm to resolve any queries that we have. We have also asked them to provide us with written opinion with regards to the tax and legal implications on the proposed project. The Architects will also send a questionnaire to the members to ascertain their choice of amenities that they would like to have in the newly designed Talmakiwadi. Once the queries are resolved and final report is submitted the same would be placed before the General Body for approval from the members.

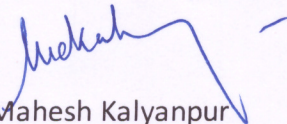
We are also in the process of appointing legal advisors and tax consultants to the society.

We will continue to provide updates on the progress on the society website.

For Talmakiwadi Co-operative Housing Society Ltd



Shivdutt Halady
Hon. Secretary



Mahesh Kalyanpur
Chairman

The Talmakiwadi Co-operative Housing Society Ltd.

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TCHS/Redev/2023

Date: 18/02/2023

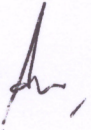
To,
M/s. Mullerpatan Prasad & Nikhil Vaidya,
Architects
Mumbai.

Dear Sirs,

Sub: Appointment as Architects / Project Management Consultant
for Redevelopment of Buildings of our Society.

- I. We, are pleased to inform you that the General Body of the members of The Talmakiwadi Co-operative Housing Society Ltd. ("**the Society**") in their Special General Body meeting held on 22nd January, 2023 have resolved to, inter alia, appoint you as the Project Management Consultant for conducting a detailed feasibility study of the redevelopment of the Talmakiwadi Co-operative Housing Society Complex, i.e. independently or jointly along with Kanara Saraswat Association ("**KSA**") and/or Balak Vrinda Education Society ("**BVES**") in line with your Offer dated 16th December, 2022 as per the terms of reference laid down by the Society and submit your Feasibility Report within two months and authorised the Managing Committee of the Society to negotiate your fees & payment terms to the benefits and best interests of the Society.

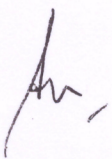
- II. Pursuant to the said Special General Body Meeting held on 22nd January, 2023, this letter is being issued to you regarding your appointment as Project



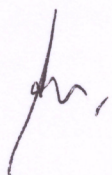
Management Consultant ("PMC") for the redevelopment work of the Talmakiwadi Co-operative Housing Society Buildings under the self-Redevelopment model. Your scope of work includes: -

(A) PROJECT FEASIBILITY REPORT

- (1) To peruse and study all property papers (title & area) and documents and approved existing building plans for financial and technical requirements and to obtain all relevant documents from the concerned governmental, municipal and statutory departments/ agencies required to prepare a detailed draft Project Feasibility Report.
- (2) To prepare and submit a draft Project Feasibility Report based on plot area and available / permissible FSI/ TDR under the prevailing Development Control & Promotion Regulations and Town Planning Regulation / Rules, including:
 - (i) Statement of existing plot area and existing built-up areas;
 - (ii) Proposed built-up area utilizing all potential benefits including additional FSI, etc.
 - (iii) Statement of tenement-wise existing area and proposed area each member would receive.
 - (iv) Statement of F.S.I./ T.D.R. area calculations as per applicable format and guidelines for the Society, KSA and BVES.
 - (v) Statement of applicable expenditure/ project cost.
 - (vi) Statement of revenue generation and mode thereof,



- (vii) detailed cash flow statement, options for future revenue potential for off-setting maintenance cost.
- (viii) Area required to be provided mandatorily by the Society to its residential and commercial tenants, free of cost, etc.
- (3) Preparation of a draft set of questionnaire based on the requirements of the Society's Members under various heads, including financial, technical, legal, amenities with indicative maintenance cost against each amenities and general terms and conditions to be asked to and clarified by the proposed Contractor, including area, extra area, amenities, discount for extra area/ flat for existing members, corpus fund, etc.
- (4) Preparation of all the terms of pre-qualification, Society members' requirement, financial terms under Project feasibility, technical/structural/ architectural / legal / project planning/ safety and security / maintenance & services, etc.
- (5) Presenting and explaining the draft Project Feasibility Report to the Special General Body Meeting.
- (6) After receiving answers to the questionnaire, to revise the draft Project Feasibility Report after taking into consideration: (i) the comments / suggestions of individual members of the Society and (ii) the discussion and deliberations held in the Special General Body Meeting, which revised Report will be discussed at the Managing



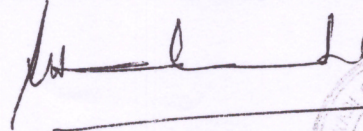
Committee Meeting and duly amended, if required, and the revised Report as amended will be presented before the General Body for approval.

- (7) To prepare the final Project Feasibility Report based on the discussions held in the General Body Meeting in consultation with the Managing Committee.
- (8) For the above assignment you will be paid charges of Rs.3.25 lakh.

III. In general, you will also comply with your duties as a Project Management Consultant as set out in the Government Resolution dated 4th July, 2019 regarding redevelopment of buildings belonging to Co-operative Housing Societies.

IV. We are sending this letter of appointment in duplicate duly signed by us with a request to kindly return the duplicate copy duly signed by you in token of your acceptance thereof.

Yours faithfully,
For The Talmakiwadi Co-op. Hsg. Society Ltd,



Hon. Secretary



Prasad
Mr. Mullerpatan Prasad &
Mikhi Vaidya
Architects.
20/02/2023